



Paradise Town Advisory Board

June 12, 2018

MINUTES

Board Members:	Susan Philipp—Chair- PRESENT Robert Orgill —Vice Chair- PRESENT John Williams – EXCUSED	Bart Donovan – PRESENT Jon Wardlaw – PRESENT
Secretary:	Maureen Helm 702-606-0747 mhelmtab@gmail.com	
Town Liaison:	Blanca Vazquez 702-455-8531 bva@clarkcountynv.gov	

I. Call to Order, Pledge of Allegiance, Roll Call(see above), County Staff Introductions

Mark Donohue; Planning, Blanca Vazquez; Town Liaison, Stephanie Halasi; Administrative Specialist

Meeting was called to order by Chair Philipp at 7:00 p.m.

II. Public Comment

None

III. Approval of May 29 , 2018 Minutes

Moved by: Donovan

Action: Approve as submitted

Vote: 4-0 Unanimous

Approval of Agenda for June 12, 2018

Moved by: Origl

Action: Approve, with changes

Vote: 4-0 Unanimous

IV. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events.(For discussion only)

V. Planning & Zoning

1. **WS-18-0330-SMT INVESTMENTS, LLC:**

WAIVER OF DEVELOPMENT STANDARDS to reduce parking.

DESIGN REVIEW for a proposed loading dock and proposed covered outside storage yards in conjunction with existing warehouse buildings on 1.2 acres in an M-1 (Light Manufacturing)(AE-65) Zone. Generally located on the north side of Ponderosa Way, 650 feet west of Valley View Boulevard within Paradise. SS/md/ja (For possible action)

MOVED BY- Donovan

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

2. **UC-18-0380-GEORGINO JOHN P FAMILY TRUST:**

USE PERMIT for a proposed marijuana establishment (cultivation) in conjunction with an existing office/warehouse complex on 0.9 acres in an M-1 (Light Manufacturing) Zone and an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the southwest corner of Valley View Boulevard and Dewey Drive within Paradise. SS/gc/ja (For possible action)

MOVED BY- Donovan

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

3. **UC-18-0381-GEORGINO JOHN P FAMILY TRUST:**

USE PERMIT for a proposed marijuana establishment (production) in conjunction with an existing office/warehouse complex on 0.9 acres in an M-1 (Light Manufacturing) Zone and an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the southwest corner of Valley View Boulevard and Dewey Drive within Paradise. SS/gc/ja (For possible action)

MOVED BY- Wardlaw

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

4. **AR-18-400119 (UC-0381-17)-NULEAF CLARK DISPENSARY, LLC:**

USE PERMIT FIRST APPLICATION FOR REVIEW for a marijuana establishment (retail marijuana store) in conjunction with an existing dispensary within an existing commercial building on 0.4 acres in a C-2 (General Commercial) Zone in the MUD-1 Overlay District. Generally located on the north side of Twain Avenue, 220 feet east of Paradise Road within Paradise. CG/pb/ja (For possible action)

MOVED BY- Wardlaw

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

5. **AR-18-400126 (UC-0372-17)-X-IT AT 215 PHASE II, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a marijuana establishment (retail marijuana store) in conjunction with an existing dispensary within an existing shopping center on 0.5 acres in a C-2 (General Commercial) (AE-65) Zone. Generally located 200 feet north of Sunset Road, 200 feet east of Decatur Boulevard within Paradise. SS/lm/ja (For possible action)
- MOVED BY- Orgill**
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous
6. **AR-18-400129 (UC-0390-17)-MEZ DESERT PROPERTIES, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a marijuana establishment (retail marijuana store) in conjunction with an existing dispensary within an existing commercial building on 3.9 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Decatur Boulevard and the north side of Twain Avenue within Paradise. SB/rk/ja (For possible action)
- MOVED BY- Orgill**
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous
7. **AR-18-400131 (UC-0383-17)-SOUTH DECATUR, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a marijuana establishment (retail marijuana store) in conjunction with an existing dispensary on 0.7 acres in a C-1 (Local Business) Zone. Generally located on the east side of Decatur Boulevard, 970 feet south of Harmon Avenue within Paradise. SS/gc/ja (For possible action)
- MOVED BY- Wardlaw**
APPROVE- Subject to IF approved staff conditions staff conditions
VOTE: 3-0 Donovan abstained from comment and vote, business relationship with applicant
8. **AR-18-400133 (UC-0362-17)-THE CORRIGAN FAMILY, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a marijuana establishment (retail marijuana store) in conjunction with an existing dispensary within a commercial building on 1.1 acres in a C-2 (General Commercial) Zone in the MUD-1 Overlay District. Generally located on the north side of Flamingo Road, 450 feet west of Wynn Road within Paradise. SB/gc/ja (For possible action)
- MOVED BY- Donovan**
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous
9. **UC-18-0383-CHINA TOWN RETAIL, LLC:**
USE PERMITS for the following: **1)** retail uses; and **2)** restaurant uses.
DESIGN REVIEW for an exterior and interior remodel of existing buildings within an existing shopping center on a portion of 2.8 acres in an H-1 (Limited Resort and Apartment) Zone in the Asian Design and MUD-2 Overlay Districts. Generally located on the north side of Spring Mountain Road, 600 feet west of Valley View Boulevard within Paradise. SB/gc/ja (For possible action)

MOVED BY- Orgill
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

10. **UC-18-0395-LENCOO:**
USE PERMIT for proposed second hand sales in conjunction with a retail business within an existing shopping center on 0.7 acres in a C-1 (Local Business) Zone. Generally located on the south side of Tropicana Avenue and the east side of Titanium Avenue within Paradise. JG/lm/ja (For possible action)

MOVED BY- Orgill
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous
1 neighbor in attendance spoke for project, expressed her concerns with employees speeding through the neighborhood

11. **UC-18-0400-BRE/HC LAS VEGAS PROPERTY HOLDING:**
USE PERMITS for the following: **1)** a farmer's market; and **2)** live entertainment.
DESIGN REVIEW for a farmer's market in conjunction with an existing office center on 3.8 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Howard Hughes Parkway and the south side of Corporate Drive within Paradise. CG/rk/ja (For possible action)

MOVED BY- Donovan
ADDED CONDITION- 6 month review as public hearing
APPROVE- Subject to all other staff conditions
VOTE: 4-0 Unanimous

12. **WS-18-0372-RIVERA, MISAE:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced front setback; **2)** reduced setback from a right-of-way; and **3)** reduced side setback for a proposed carport in conjunction with a single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Nordic Lights Drive, 100 feet south of Honeysuckle Court within Paradise. SS/rk/ja (For possible action)

MOVED BY- Orgill
DENY
VOTE: 4-0 Unanimous
Applicant was absent, 1 neighbor in attendance spoke against project. TAB felt they understood the project enough to motion and vote for denial.

13. **WS-18-0382-MUNZO, BERTHA:**
WAIVER OF DEVELOPMENT STANDARDS for an existing roof on an existing addition to an existing residence on .01 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Soloshine Street, 50 feet south of Pomerol Avenue within Paradise. SS/lm/ja (For possible action)

MOVED BY- Orgill
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

14. **WS-18-0386-LD WARM SPRINGS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive side setback; **2)** waive landscaping; and **3)** increase wall height.
DESIGN REVIEW for a mini-storage facility in conjunction with an existing shopping center on 2.5 acres in a C-2 (General Commercial) Zone. Generally located 400 feet west of Eastern Avenue and 1,000 feet north of Warm Springs Road within Paradise. SS/rk/ja (For possible action) South, 1,000 feet north of Flamingo Road within Paradise. CG/al/ja (For possible action)

MOVED BY- Wardlaw

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

15. **AR-18-400135 (UC-0849-14)-MGM GRAND HOTEL, LLC:**
USE PERMIT SECOND APPLICATION FOR REVIEW for live entertainment for a recreational facility (Topgolf) with accessory retail, eating and drinking facilities and other accessory uses, and structures in conjunction with a resort hotel (MGM Grand) on an 8.5 acre portion of 102.7 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the southwest corner of Harmon Avenue and Koval Lane within Paradise. JG/tk/ja (For possible action)

MOVED BY- Wardlaw

ADDED CONDITION- Reword current planning bullet #3, live entertainment times

APPROVE- Subject to all other staff conditions

VOTE: 4-0 Unanimous

16. **UC-18-0364-CAESARS LINQ, LLC:**
USE PERMIT for deviations as shown per plans on file.
DEVIATIONS for the following: **1)** allow freestanding signs not located within a curbed landscaped or rockscaped area; **2)** reduce separation between freestanding signs; and **3)** all other deviations as depicted per plans on file.
DESIGN REVIEWS for the following: **1)** modifications to an approved comprehensive sign package; **2)** increased number of animated signs; and **3)** increased animated sign area for an existing shopping center (LINQ Promenade) in conjunction with existing resort hotels (The LINQ and Harrah's) on a portion of 64.0 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South, 1,000 feet north of Flamingo Road within Paradise. CG/gc/ja (For possible action)

MOVED BY- Philipp

DENY

VOTE: 4-0 Unanimous

17. **UC-18-0373-FX LUXURY LAS VEGAS I, LLC, ET AL:**
USE PERMIT for a proposed on-premises consumption of alcohol establishment (supper club) within an existing shopping center on a portion of 7.5 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South, 900 feet south of Harmon Avenue within Paradise. JG/gc/ja (For possible action)

MOVED BY- Orgill

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

18. **UC-18-0406-NEVADA PARTNERSHIP FOR HOMELESS YOUTH:**
USE PERMIT for a quasi-public facility (youth referral service).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping; **2)** trash enclosure; **3)** reduce height setback; **4)** reduce parking; and **5)** alternative driveway geometrics and design.
DESIGN REVIEW for a youth referral service on 0.2 acre portion of 0.7 acres in a C-P (Office and Professional) (AE-60) Zone. Generally located on the west side of Shirley Street, 150 feet north of Radkovich Avenue within Paradise. JG/lm/ja (For possible action)

MOVED BY- Wardlaw

APPROVE- Subject to IF approved staff conditions

VOTE: 4-0 Unanimous

19. **WC-18-400139 (ZC-1624-05)-NEVADA PARTNERSHIP FOR HOMELESS YOUTH:**
WAIVER OF CONDITIONS of a zone change (ZC-1624-05) that required removing turf and establish desert landscaping per code on 0.2 acres in a C-P (Office and Professional) (AE-60) Zone. Generally located on the west side of Shirley Street, 150 feet north of Radkovich Avenue within Paradise. JG/lm/ja (For possible action)

MOVED BY- Wardlaw

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

20. **UC-17-0900-PATRICK LANE HOLDINGS, LLC & AUSTRALIA TRADING, LLC:**
HOLDOVER USE PERMIT for a proposed assisted living facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a proposed assisted living facility to not be adjacent to and accessed from a collector or arterial street or a commercial complex; and **2)** allow access to a residential local street.
WAIVERS OF CONDITIONS of a zone change (ZC-1007-97) requiring the following: **1)** rear parking areas to be gated and locked during non-office hours; and **2)** driveway on Gateway Road to be removed; and a waiver of conditions of a zone change (ZC-1624-98) requiring: **3)** rear parking areas to be gated and locked during non-office hours; and waivers of conditions of a zone change (NVC-2181-04) requiring the following: **4)** subject to revised plans; **5)** the development being limited to single story for a maximum height as shown on revised plans; **6)** the trash enclosure not being moved from the location shown on the revised plans; **7)** the parking area subject to the current zone change for professional use will be limited to parking only for the adjacent office building; and **8)** no access to the private cul-de-sac on the east property line.
DESIGN REVIEW for a proposed assisted living facility on 2.3 acres in a C-P (Office & Professional) (AE-60) Zone. Generally located on the north side of Patrick Lane, 500 feet west of Lamb Boulevard within Paradise. JG/gc/ja (For possible action)

**PREVIOUS ACTION Paradise TAB December 12, 2017: Held per applicant
Return to the January 9, 2018 TAB Meeting.
Paradise January 9, 2018 TAB meeting: Held per applicant for 30 days, return to the
February 13 TAB meeting. Paradise TAB February 13, 2018: Held per commissioner,
Return to the March 13, 2018 TAB meeting.
Paradise March 13, 2018 TAB meeting: Held per Commissioner,
Return to the April 10, 2018 TAB meeting.
Paradise April 10, 2018 TAB meeting: Held per Commissioner,
Return to the May 8, 2018 TAB meeting
Paradise May 8, 2018: Held per Commissioner,
Return to the June 12, 2018 TAB meeting.
Paradise June 12, 2018: Held per applicant,
Return to Paradise TAB 30 days**

- VI. General Business
None
- VII. Public Comment
- VIII. Next Meeting Date
The next regular meeting will be June 26, 2018
- IX. Adjournment
The meeting was adjourned at 8:35 pm